



FREQUENTLY ASKED QUESTIONS

RELATED TO SHORT TERM LODGING AND COVID-19

REVISED 5/12/2020 to include Emergency Ordinance 2020-003 and Emergency Ordinance 2020-004

1. Is the temporary ban still in effect?

This is a two-part answer:

- (1) Yes, for any rentals located on Newport Island, Council adopted Emergency Ordinance 2020-003

<http://ecms.newportbeachca.gov/Web/0/doc/2490942/Page1.aspx>

- (2) For all other short term rentals, a three (3) night minimum stay is required.

<http://ecms.newportbeachca.gov/Web/0/doc/2490943/Page1.aspx>

2. When can I start to rent my unit that includes at least a 3-night minimum?

May 20, 2020

3. When can I continue to book rentals that are located on Newport Island and or are shorter than 3 nights?

The ordinances shall remain in effect until (a) the State of Emergency is terminated by proclamation of the Governor; (b) the local emergency proclaimed on March 15, 2020, is terminated by the City Council; or (c) such time as this emergency ordinance is repealed in whole, or in part, by the City Council.

4. Are there any exemptions to the emergency ordinances?

Yes, a unit may be rented short term to any persons in the medical profession or an emergency responder coming to the City of Newport Beach to aid with the COVID-19 outbreak. The City will request a copy of the rental agreement and proof the unit is being occupied by a medical professional or emergency responder.

5. Should I contact the City prior to renting my unit to a medical professional or emergency responder?

Yes, the City will note your account that you have been approved to rent. This will prevent Code Enforcement reaching out to you about new guests that arrived after April 3, 2020.

6. How do I report an owner has violated the Emergency Ordinance?

To ensure we timely review and assign the appropriate person, please use the "FILE A COMPLAINT":

<https://www.newportbeachca.gov/government/departments/finance/revenue-division/short-term-rentals/short-term-rental-property-complaint>

7. What if a property is found in violation of the Emergency Ordinance and continues to rent to new guests on Newport Island or less than (3) nights?

Violations of this Emergency Ordinance shall be enforceable in accordance with Chapter 1.05 of the Newport Beach Municipal Code and are as follows:

- First Violation – \$1,000.00
- Second Violation – Suspension of the short term lodging permit for one (1) year
- Third Violation – Revocation of the short term lodging permit, and the short term lodging permit holder shall not be eligible to reapply for a permit for one year

8. Am I still responsible for paying TOT and/or is there any deferment on TOT payment?

Yes, you are still required to pay the TOT on all rentals. UTOT is a pass-thru collection from the visiting patron. Under Newport Beach Municipal Code 3.16.070, all taxes collected by operators pursuant to this chapter shall be held in trust for the account of the City until payment is made to the Finance Director.



Please direct any questions to lodging@newportbeachca.gov, or call (949) 718-1997.